

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 4

Property ID: R49114

Property Information

property address: 410 PEASE  
legal description: WINTER BLOCK 1 LOT 8.9 (PTS OF)  
owner name/address: MKGD PROPERTIES  
1511 S TEXAS AVE  
PO BOX 116  
COLLEGE STATION, TX 77840-0116  
full business name: \_\_\_\_\_  
land use category: SING. Fam. RES type of business: \_\_\_\_\_  
current zoning: RD-5 occupancy status: OCCUPIED  
lot area (square feet): 5000 frontage along Texas Avenue (feet): 52  
lot depth (feet): 100 sq. footage of building: 1493  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1  
type of buildings (specify): WOOD FRAME (SINGLES)

building/site condition: 4 - WELL MAINTAINED

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: \_\_\_\_\_ accessible to the public: ☐ yes ☒ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no  
other improvements: ☐ yes ☐ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☐ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: \_\_\_\_\_  
lot type: ☐ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue**

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: \_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

☒ yes ☐ no (specify) RESIDENTIAL  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☐ no

**Other Comments:**

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